MATTHEWS BENJAMIN

Coach House One

Pull Woods, Ambleside, LA22 0HZ

Guide Price £355,000

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Pull Woods, Ambleside

A wonderful traditional Lakeland cottage sold with lake access including shared private jetty.

As the name suggests the property has been converted from a former coach house creating a well presented two bedroom holiday letting property. Modernised in recent years by the present owner. The property is superbly presented offering a combination of original character feature with modern appointments. Enjoying a lovely semi open plan room on the ground floor giving a light and airy feel together with attractive country views.

Currently a successful holiday let the property is being sold with all forward bookings and the majority of contents except a few personal items. The property generates approximately £21,000 per annum and more information can be obtained from Lakeland Retreats. Access to Lake Windermere and use of the estates private jetty is a real bonus.

Offering peace and tranquillity away from the hustle and bustle of the central Lakes, located in a lovely rural setting but within easy reach of the popular conservation village of Hawkshead and the wide variety of amenities of the market town of Ambleside. Nestled within the prestigious Pullwood Estate which has undergone significant investment in recent years and which borders the western shores of Lake Windermere. Ideal for walking, cycling having a foot/cycle path running through the estate, equally suitable for or water sport enthusiasts.

Accomodation
Front door leading into hall with cloaks area and open staircase. Useful under stair cupboard also housing the cylinder. Oak effect floor which covers the whole ground floor.

Kitchen
An attractive contemporary selection of cream shaker wall and base units with work top, stainless sink unit with mixer tap, four ring electric hob with electric oven and extractor fan, plumbing for dishwasher and free standing integrated fridge. Feature exposed Lakeland stone wall, wooden white shutters and exposed oak beam. Concealed fuse box and part wall tiled.

Living/Diner
A lovely light and airy dual aspect room with delightful country views with feature white wooden shutters, exposed Lakeland stone walls and exposed beams. Feature corner gas effect wood burning stove. TV point. Rear patio door.

First Floor
Landing with high ceiling and loft hatch. Useful cupboard housing Worcester gas central heating boiler and shelving.

Front Bedroom One
Double room with dormer window. Exposed beam, partially panelled and painted walls. Lovely country views.

Rear Bedroom Two
Twin room with exposed beam, partially panelled and painted walls. Country views.

Bathroom
Modern white three piece suite comprising panelled bath with hand held shower attachment, pedestal wash hand basin and WC. Electric light/shaver point. Heated towel rail. Tiled floor and part wall tiled.

Outside
The property benefits from a small graveled area to the front with external lighting and also has an additional gravelled seating area to the rear of the property. Private parking. In addition, the property has the distinct advantage of access around the estate including rights to lake access and shared use of a private jetty.

Tenure
Freehold. Annual management fees £2,352. This contributes towards the upkeep of the estate including drive and communal grounds.

Services
Mains water, electric and gas. Private shared drainage. Gas central heating.

Rateable Value.
£2,650. Actual amount payable £1,234.90. This could be reduced if the purchaser is entitled to small business rates relief. More details can be obtained through the Local Authority
- Westmorland and Furness Council.

Directions
What3words///deprives.themes.necklace

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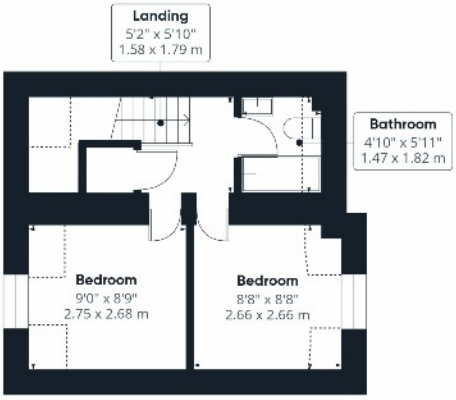
Floor 0



Floor 1

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Approximate total area(1)
502 ft²
46.6 m²

Reduced headroom
28 ft²
2.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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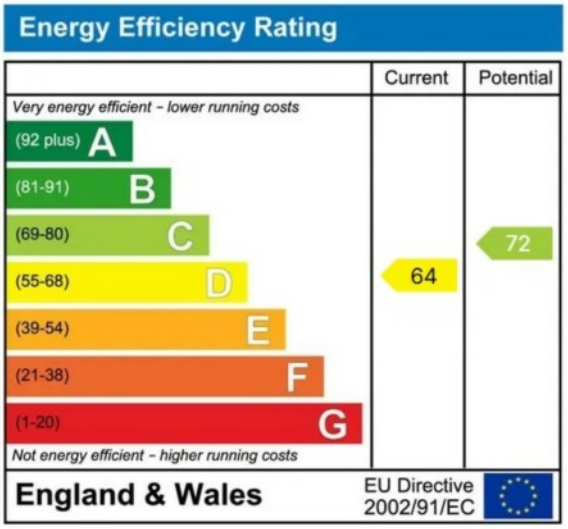

Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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